

SOLICITATION OF PROPOSALS

CHINO AIRPORT

I. Introduction

A. Purpose of Solicitation of Proposals (SOP)

The purpose of this SOP is to solicit proposals from qualified aviation related users, depending upon compatibility, for the leasing of approximately 10,000 square feet of hangar space, 651 square feet of office space located at Dome Hangar No. 3 (A-340) at the Chino Airport, 7000 Merrill Avenue, Chino, California, as further described in Attachment No. 2, Maps and Location of Airport.

The selected proposer shall be familiar with the aviation industry and the needs for various types of tenants at the Chino Airport.

The proposer shall submit a proposal based on the entire facility.

Each proposer understands that any contract that is entered into with the Department of Airports/County may vary from the original proposal. The SOP process provides for minimum guidelines and allows the County and proposer to negotiate further terms and conditions that may reflect numerous changes to the initial proposal.

The successful proposer shall be responsible for all costs associated with any type of remodel or modification to the existing facility. All modifications shall be required to obtain written approval of all plans and specifications from the Department of Airports. All necessary permits and proofs of insurance coverage shall be obtained prior to the beginning of the project.

c. Copies of requisite certificates and/or licenses for the proposed business activity.

d. Financial information to evidence ability to perform and/or finance the proposed activity as required, including but not limited to most recent balance sheets, income statements, annual audits, and tax return conveying the most recent two years.

e. Profiles of the Proposer's principal officers.

f. Listing of references.

4. Proposal Description

a. Name of the proposed enterprise/proposer.

b. Description of the proposed use of the facilities.

c. Description of the anticipated construction modifications related to the use, and related budget to finance the modifications.

d. Hours of operation if applicable.

e. Any anticipated enhancement of the site aesthetics.

f. Recommended lease provisions to be included in the final lease agreement.

5. Consideration to County of San Bernardino

a. This section should disclose the compensation that the County will receive. The Proposer should provide compensation detailed in a format that provides for:

Proposer proposes the following minimum monthly compensation:

10,000 sq. ft. of hangar space at \$0.16/sq. ft./month	\$ 1,600.00
651 sq. ft. of office space at \$0.26/sq. ft./month	\$ 169.00
Proposer proposes a total monthly rental rate of: (excluding water and sewer)	\$ 1,769.00

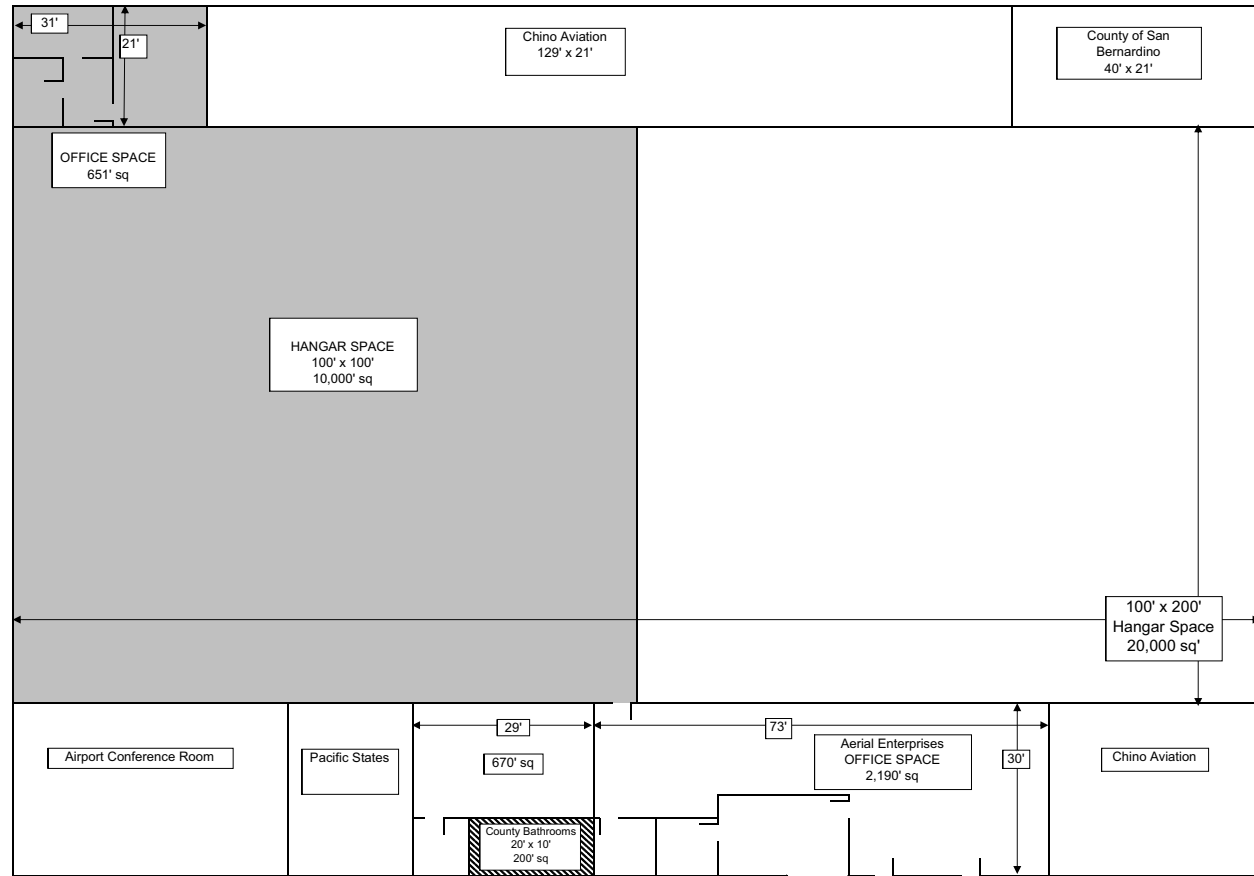
Water (\$47.00) and sewer (\$47.00) monthly:	\$ <u>N/A</u>
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Total Payment:	\$ 1,769.00
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6. Exceptions/Deviations

EXHIBIT A

A-340



Office Space- 651' sq
Hangar Space- 10,000' sq

**Available
Lease Hold**